

HERITAGE STATEMENT
The Old Bakery, Church Street, Upton Grey, RG25 2RA

Property

The Old Bakery, Church Street, Upton Grey, RG25 2RA

Conservation Description

The Old Bakery is a Grade II listed house located on Church Street in Upton Grey. It is situated within the Upton Grey Conservation Area which was first recognised in 1973 due to the special architectural and historic interest of the village before being extended in 1989. The property was first listed in October 1984 when it was recorded as follows:

C18, C19. Older structure with mid C19 appearance. Two storeys, 3 windows, with forward projecting single-storeyed shop at the west side. Slate roof, hipped at east, ½-hipped at west, hipped over shop. Stucco walling, plinth. Victorian sashes. Veranda of 5 bays with slate roof, supported on slender cast-iron Doric columns.

The village shop was relocated from the property to its current location in 1997 and the property has remained as a single dwelling since.

The special interest of the Upton Grey Conservation Area is derived from the intrinsic individual quality of its historic buildings. Many of these are situated in key landmark positions within the streetscape and have an integral relationship with a series of spaces of varied and distinctive character. Church Street comprises a significant, large group of historic buildings, each of its own form, style, building line and orientation. The undulating topography is a key element in enhancing the visual interest of the settlement giving varied and contrasting views both in, and out of, the Conservation Area.

Proposal

The proposed works are:

1. The construction of an internal stud partition within the part of the house which was formerly the village shop. There are no structural alterations involved and will therefore have no impact on the fabric of the building.
2. The removal of garden terraces to the rear and construction of a new retaining wall from materials sympathetic to the rest of the property. This is located at the rear of the property and will therefore not be visible from the street and will therefore have no bearing on the wider conservation area or street scene. It is believed that the terraces were installed in the 1970's when the property was converted from a bakery to a dwelling and are therefore not of historical significance.
3. The repointing of the rear outbuilding and southern elevation of the main house using appropriate materials and methods preventing further water ingress and preserving the character of the property.

Further details can be found in the Design and Access Statement.